

# EXHIBIT A

**AFFIDAVIT CLAIMING MECHANIC'S AND MATERIALMAN'S LIEN**

STATE OF TEXAS

§

§

COUNTY OF KENDALL

§

Before me, the undersigned notary, on this day personally appeared Kenny Mantor, the undersigned affiant, who swore on his oath the following facts are true.

1. "My name is Kenny Mantor. I am the President of Huband-Mantor Construction, Inc. ("Claimant" or "HMC). This affidavit is made on behalf of Claimant HMC to perfect a lien under Texas Property Code Chapter 53 and Article 16, Section 37 of the Texas Constitution.
2. Claimant HMC has an unpaid claim in the amount of \$1,967,676.93 for labor, materials, equipment, and tools furnished for the construction of improvements generally known as the Core Scientific Cottonwood Data Center #2 Pecos Project in Reeves County, Texas (the "Project"). The claimed amount of \$1,967,676.93 is within my personal knowledge, is just and true, and is due and unpaid. All just and lawful offsets, payments, and credits have been allowed. The claimed amount is for labor, materials, equipment, and tools furnished and described below, of which a systematic record has been kept. The claimed amount of \$1,967,676.93 includes amounts claimed in a previously recorded mechanic's lien affidavit which Claimant caused to be recorded in the Reeves County, Texas real estate records at Document No. 2022007953 on or about November 14, 2022.
3. The name and last known address of the owner(s) or reputed owner(s) of the real property and improvements upon which this claim is made are:

JRC/RGC34 Trade Tracts, LTD.

c/o Jefferson Realty Co.

600 Jefferson, Suite 330

Houston, TX 77002

and/or

Core Scientific, Inc.

210 Barton Springs, Road

Suite 300

Austin, TX 78704

Claimant understands that some or all of the lands on which the improvements described herein are constructed may be leased to Core Scientific, Inc. Claimant claims a lien as to Core Scientific Inc.'s interest in the land and improvement

4. The claimed amount of \$1,967,676.93 represents the unpaid contract price due to Claimant HMC for which it is entitled to a lien or, in the alternative, the reasonable

value of the unpaid portion of Claimant HMC's labor, materials, equipment, and tools furnished for which it is entitled to a lien.


5. Claimant HMC's claim is for labor, materials, equipment, and tools furnished for the construction of a data processing facility, buildings, drives and other improvements at the Project. Claimant HMC's unpaid claim includes amounts owed to HMC through December 1, 2022.
6. Claimant HMC furnished its labor, materials, equipment, and tools under a contract with Core Scientific, Inc. 106 E. 6<sup>th</sup> Street, Austin, Texas 78701, as the original contractor for the Project.
7. The property upon which Claimant HMC seeks to establish and charge its lien is described in **Exhibits A and B** attached hereto.
8. Claimant HMC claims a mechanic's, contractor's, and materialman's lien upon the above-described real property and improvements to secure payment of its claim in the amount of \$1,967,676.93 in accordance with the Texas Property Code.
9. Claimant HMC, as an original contractor, claims a constitutional lien upon the above-described real property and improvements to secure payment of its claim in the amount of \$1,967,676.93 in accordance with the Texas Constitution.
10. Claimant HMC's physical and mailing address is 43000 IH-10 West, Boerne, TX 78006.
11. In compliance with the Texas Property Code, Claimant HMC is sending copies of this affidavit to the above-described owners at their last known addresses."

Huband-Mantor Construction, Inc.



Kenny Mantor, President

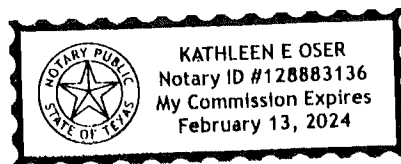
Subscribed, sworn to, and acknowledged before me by Kenny Mantor on the 17<sup>th</sup> day of January 2023, to certify which witness my hand and seal of office.

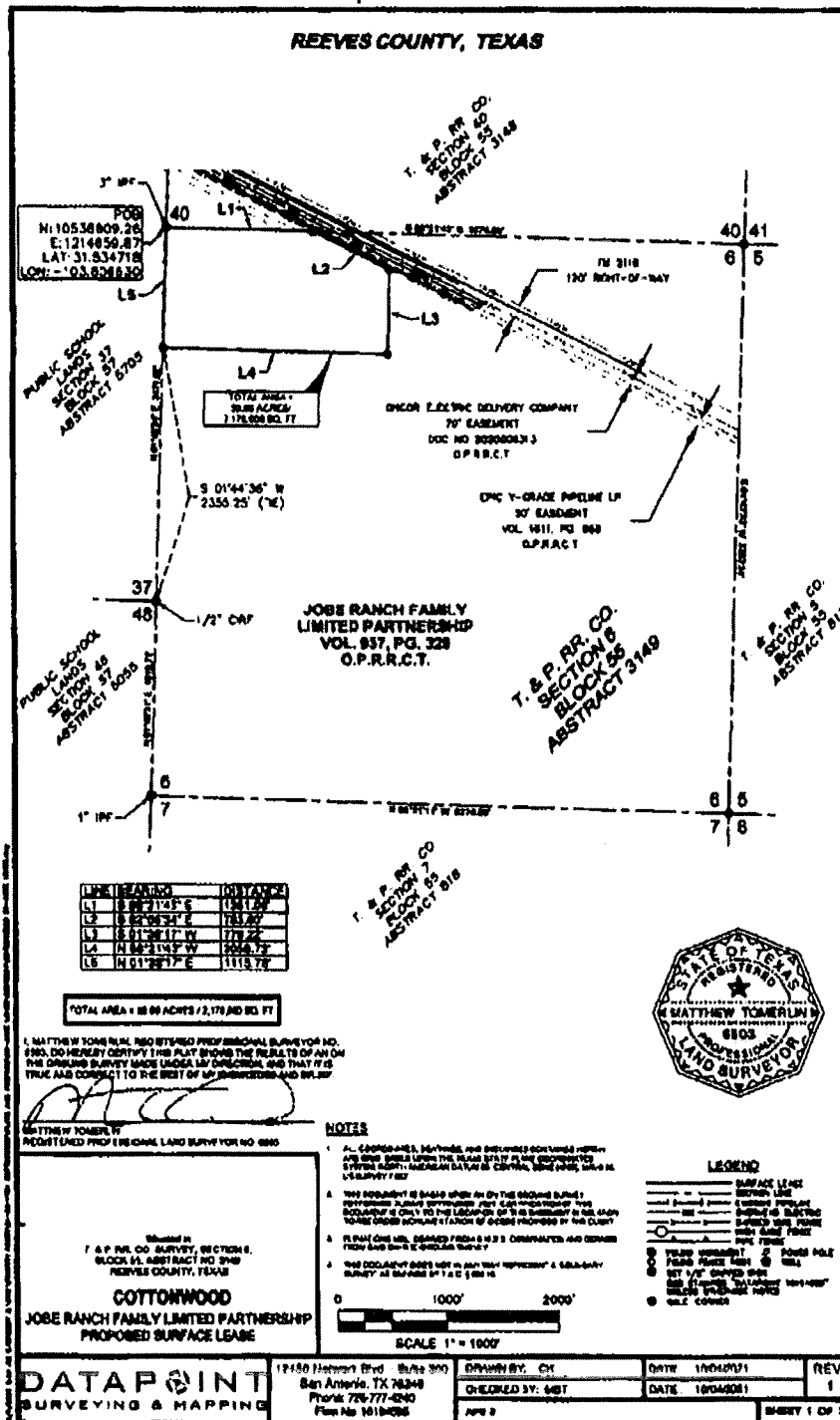


Notary Public, State of Texas

My commission expires: 2/13/2024

After recording, please return to:  
Terrie Edwards  
[tedwards@cokinoslaw.com](mailto:tedwards@cokinoslaw.com)  
10999 West IH-10, Suite 800  
San Antonio, Texas 78230





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**EXHIBIT**  
**REEVES COUNTY, TEXAS**  
**T. & P. RR. CO. SURVEY, SECTION 6, BLOCK 55, ABSTRACT 3149**

PRIORITY POWER  
COTTONWOOD  
JOBE RANCH FAMILY LIMITED PARTNERSHIP

**50.00 ACRE SURFACE LEASE**

Being a 50.00 acre surface lease located in the T. & P. RR. Co. Survey, Section 6, Block 55, Abstract 3149, Reeves County, Texas; being part of a tract of land described in Deed to Jobe Ranch Family Limited Partnership as recorded in Volume 937, Page 328 of the Official Public Records of Reeves County Texas; said surface lease being more particularly described as follows:

**BEGINNING** at a 3-inch iron pipe found for the Northwest corner of said Section 6;

**THENCE** S 88°21'43" E, a distance of 1,351.06 feet, to a 1/2-inch capped iron rod stamped "DATAPOINT 10194585" set for corner;

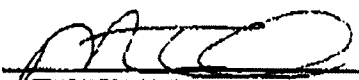
**THENCE** S 62°55'34" E, a distance of 783.60 feet, to a 1/2-inch capped iron rod stamped "DATAPOINT 10194585" set for corner;

**THENCE** S 01°38'17" W, a distance of 779.22 feet, to a 1/2-inch capped iron rod stamped "DATAPOINT 10194585" set for corner;

**THENCE** N 88°21'43" W, a distance of 2,058.72 feet, to a 1/2-inch capped iron rod stamped "DATAPOINT 10194585" set for corner, from which a 1/2-inch capped iron rod found for the Northeast corner of Public School Lands Survey, Section 48, Block 57, Abstract 5055 bears S 01°44'36" W a distance of 2,355.25 feet;

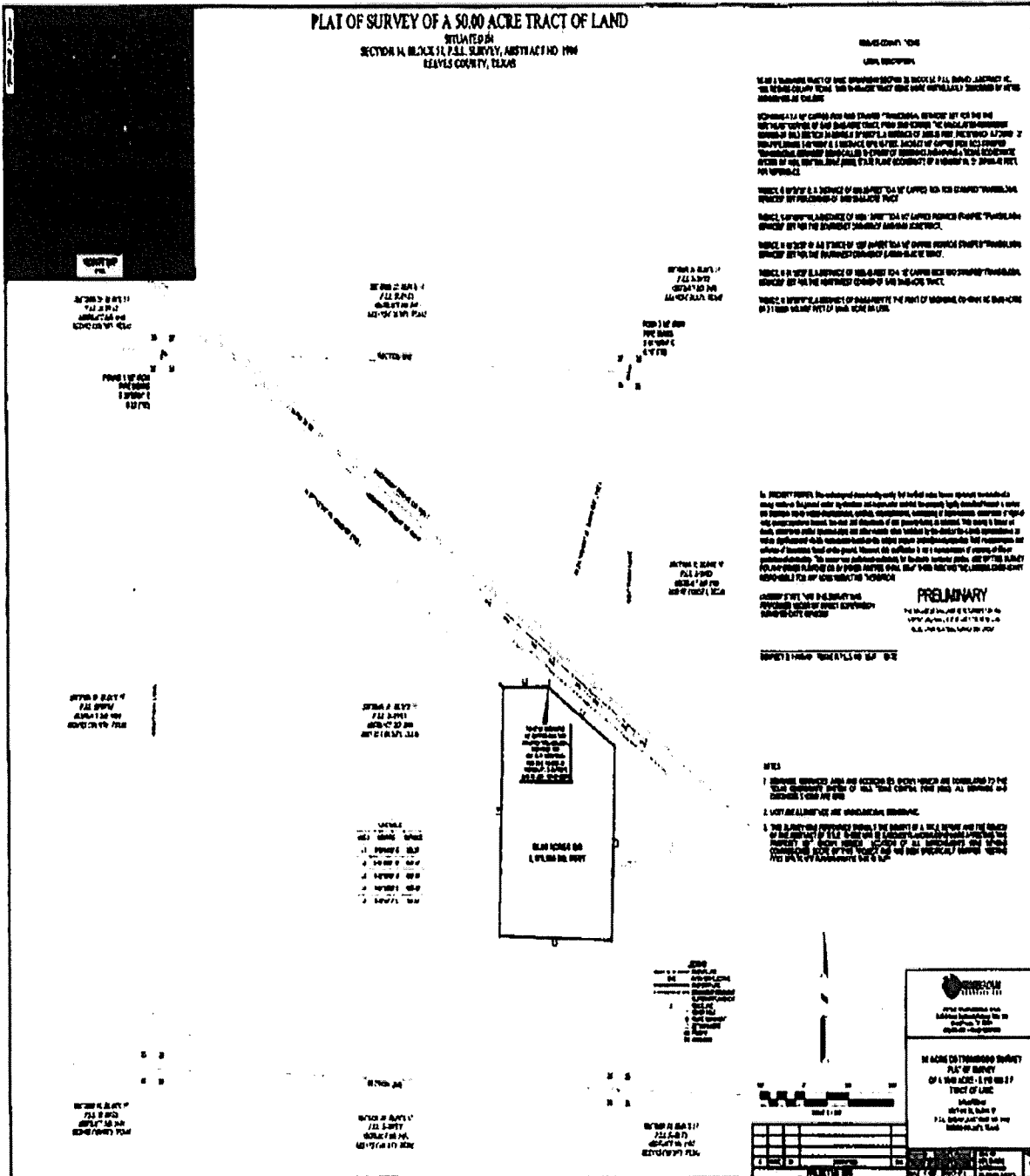
**THENCE** N 01°38'17" E, a distance of 1,115.78 feet, to the **POINT OF BEGINNING**, in all containing 2,178,000 square feet or 50.00 acres, more or less.

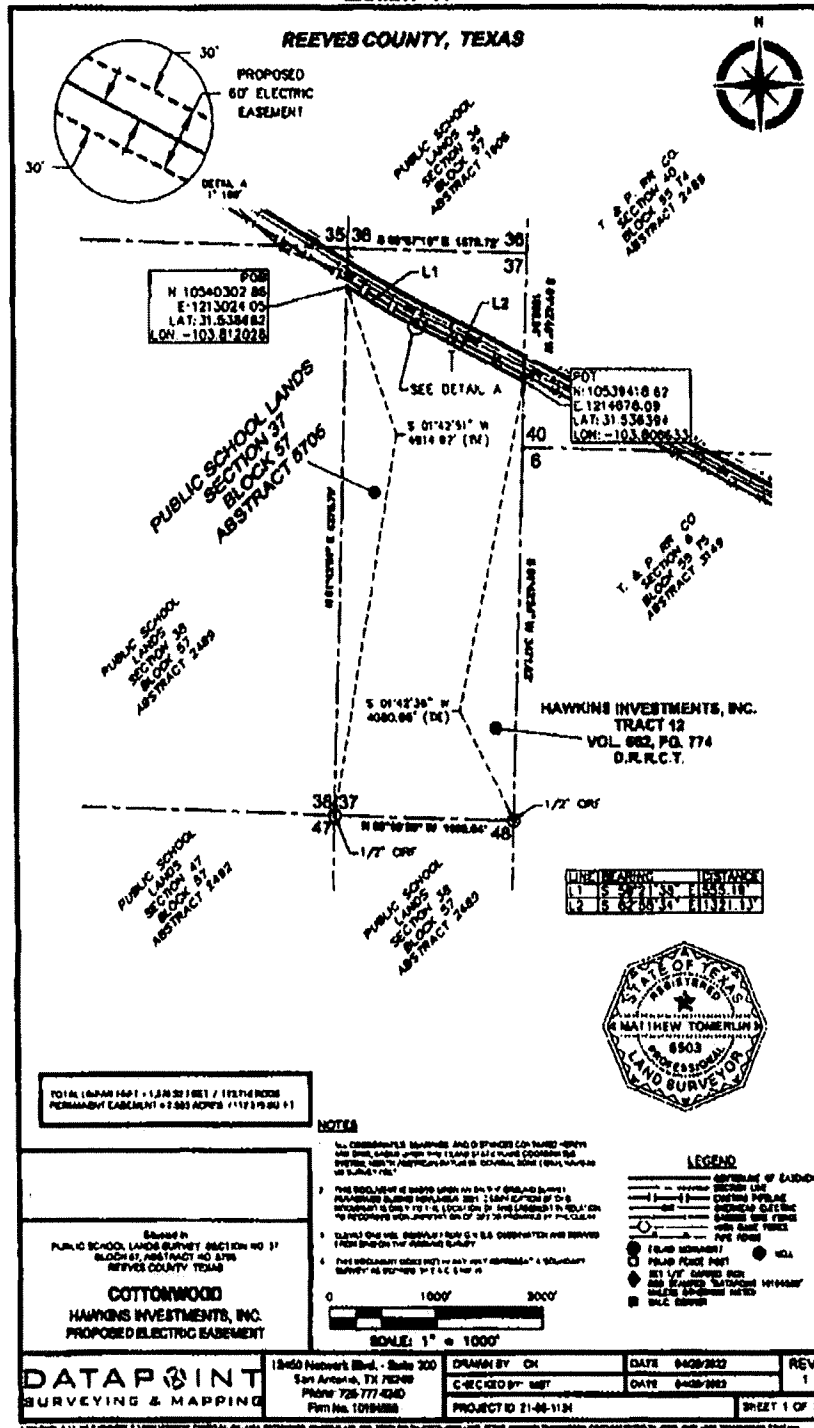
I, Matthew Tomerlin, Registered Professional Land Surveyor No. 6503 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.  
Original signed and stamped in red ink.

  
\_\_\_\_\_  
MATTHEW TOMERLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503  
FIRM REGISTRATION/LICENSE NO. 10194585  
FOR DATAPOINT SURVEYING AND MAPPING  
12450 NETWORK BLVD, SUITE 300  
SAN ANTONIO, TX, 78249  
(777) 726-4240 OFFICE  
(777) 726-4241 FAX

Date of Signature: October 4, 2021







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**REEVES COUNTY, TEXAS**  
**PUBLIC SCHOOL LANDS SURVEY, SECTION 37, BLOCK 57, ABSTRACT 5705**

**PRIORITY POWER**  
**COTTONWOOD**  
**HAWKINS INVESTMENTS, INC.**

**PROPOSED 60 FEET WIDE**  
**ELECTRIC EASEMENT**

Being a Centerline description of a proposed 60 foot-wide easement being located in the Public School Lands Survey, Section 37, Block 57, Abstract 5705, Reeves County, Texas; being part of a tract of land (Tract 12) described in Deed to Hawkins Investments, Inc. as recorded in Volume 562, Page 774 of the Deed Records of Reeves County Texas; said easement being described by a centerline which is bound by lines 30 feet each side and parallel to said centerline and being more particularly described as follows:

**BEGINNING** at a point in the West line of said Section 37, from which a 1/2-inch capped iron rod found for the Southwest corner of said Section 37, bears S 01°42'51" W, a distance of 4,846.37 feet;

**THENCE** S 59°21'38" E, a distance of 555.19 feet to a point;

**THENCE** S 62°55'34" E, a distance of 1,321.13 feet to the **POINT OF TERMINATION**, from which a 1/2-inch capped iron rod found for the Southeast corner of said Section 37, bears S 01°42'36" W, a distance of 4,014.26 feet, with said easement containing 112,520 square feet or 2.583 acres of land, more or less, said easement having a centerline length of 1,876.32 feet or 113.716 rods.

I, Matthew Tomerlin, Registered Professional Land Surveyor No. 6503 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.  
Original signed and stamped in red ink.



Date of Signature: April 29, 2022

**MATTHEW TOMERLIN**  
**REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503**  
**FIRM REGISTRATION/LICENSE NO. 10194585**  
**FOR DATAPoint SURVEYING AND MAPPING**  
**12450 NETWORK BLVD, SUITE 300**  
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**REEVES COUNTY, TEXAS**  
**PUBLIC SCHOOL LANDS SURVEY, SECTION 37, BLOCK 57, ABSTRACT 5705**

**COTTONWOOD**  
**HAWKINS INVESTMENTS, INC.**

**PROPOSED 60 FEET WIDE**  
**ELECTRIC EASEMENT**


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**BEGINNING** at a point in the West line of said Section 37, from which a 1/2-inch capped iron rod found for the Southwest corner of said Section 37, bears S 01°42'51" W, a distance of 4,846.37 feet;

**THENCE** S 59°21'38" E, a distance of 523.90 feet to a point;

**THENCE** S 62°55'34" E, a distance of 1,351.44 feet to the **POINT OF TERMINATION**, from which a 1/2-inch capped iron rod found for the Southeast corner of said Section 37, bears S 01°42'36" W, a distance of 4,014.26 feet, with said easement containing 112,520 square feet or 2.583 acres of land, more or less, said easement having a centerline length of 1,875.34 feet or 113.657 rods.

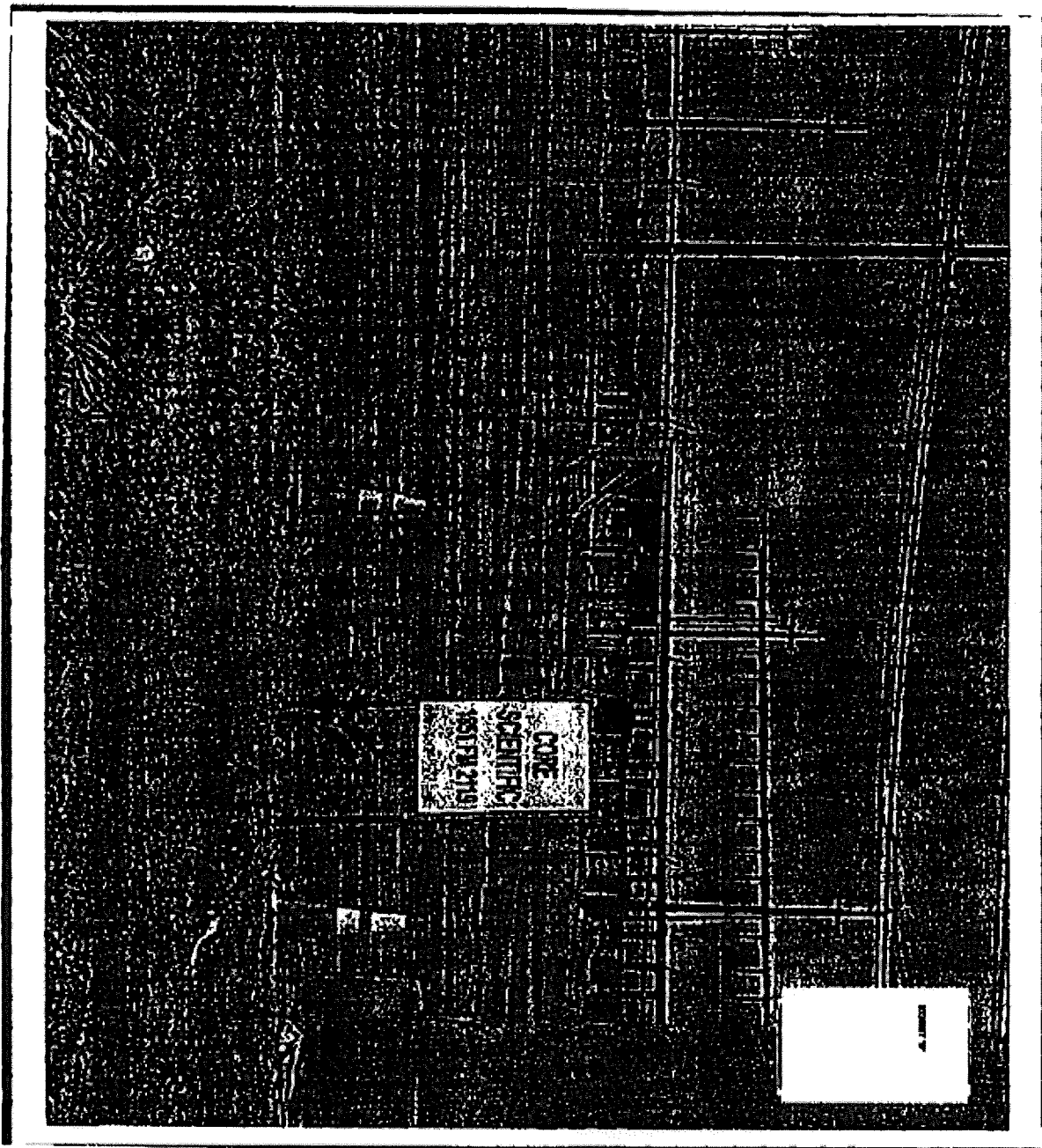
I, Matthew Tomerlin, Registered Professional Land Surveyor No. 6503 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.  
Original signed and stamped in red ink.

  
Date of Signature: November 4, 2021  
**MATTHEW TOMERLIN**  
**REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503**  
**FIRM REGISTRATION/LICENSE NO. 10194585**  
**FOR DATAPOINT SURVEYING AND MAPPING**  
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**Reeves County  
Evangelina N. Abila  
Reeves County Clerk**

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**Instrument Number:** 2023000448

eRecording - Real Property

LIEN

Recorded On: January 18, 2023 10:58 AM

Number of Pages: 11

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**" Examined and Charged as Follows: "**

Total Recording: \$62.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023000448  
Receipt Number: 20230118000011  
Recorded Date/Time: January 18, 2023 10:58 AM  
User: Rebecca G  
Station: CLERK07

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF REEVES**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of County, Texas.**

Evangelina N. Abila  
Reeves County Clerk  
Reeves County, TX

*Evangelina N. Abila*